

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 27, 2017

FILE NO: SUP 17-116

AGENDA ITEM: F-1

STAFF AUTHOR: Hope Sullivan, AICP
Planning Manager

REQUEST: SUP-17-116 For Possible Action: To consider a request for a Special Use Permit from 1770 Nichols Lane LLC (property owner: 1770 Nichols Lane LLC) to allow an eight-unit multi-family apartment on property zoned General Commercial (GC), located at 1770 Nichols Ln, APN 008-161-11 (Hope Sullivan)

APPLICANT: 1770 Nichols Lane LLC

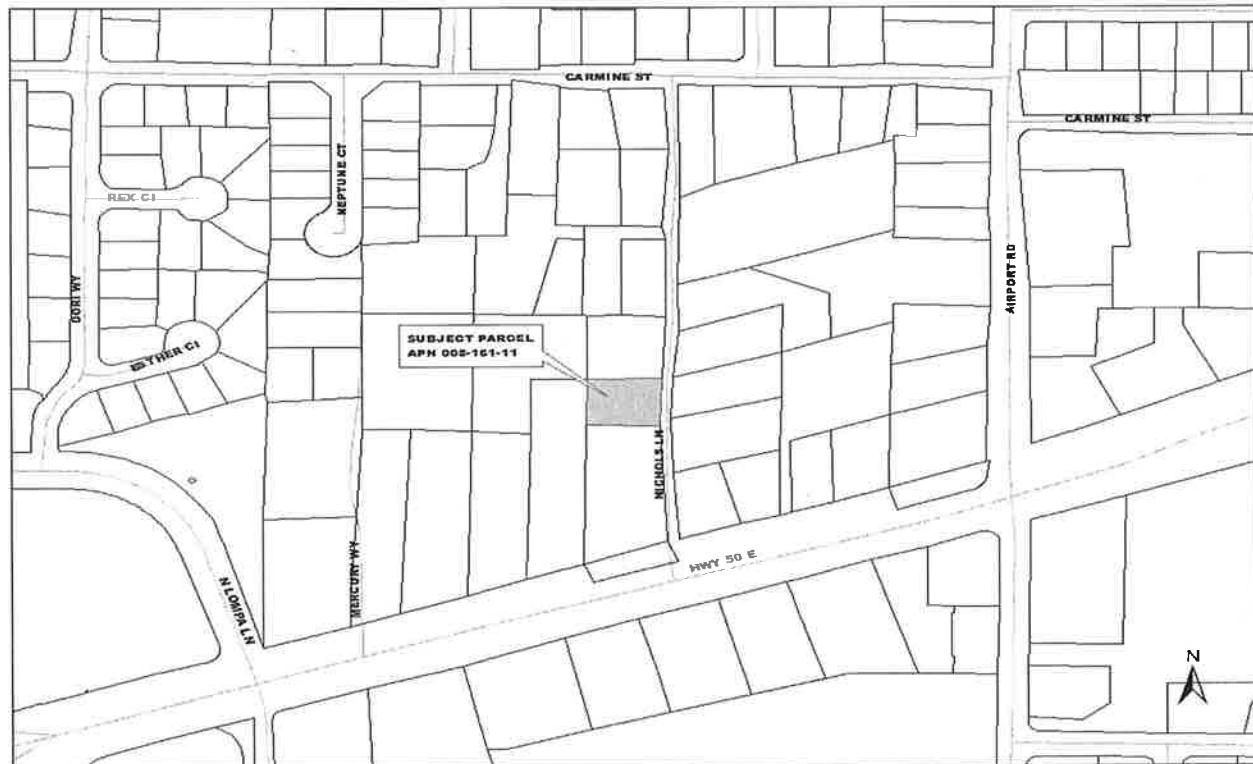
OWNER: 1770 Nichols Lane LLC

LOCATION: 1770 Nichols Lane

APN: 008-161-11

RECOMMENDED MOTION:

"I move to approve SUP-17-116, a Special Use Permit request to allow an eight unit apartment building on property zoned General Commercial (GC), located at 1770 Nichols Lane, APN 008-161-11, based on the findings and subject to the recommended conditions of approval in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. All areas intended to serve as common open space shall be improved with landscaping consistent with the open space requirements identified in Section 1.18.6 of the Development Standards. At the time of building permit application, a detailed landscape plan demonstrating compliance with Section 1.18.6 is required to be submitted.
6. All trash and recycling containers on the site shall be screened with trash enclosures meeting the requirements of Section 1.2.6 of the Development Standards.
7. A bike rack shall be installed on site in accordance with Section 1.2.2 of the Development Standards.
8. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.
9. The applicant shall provide landscaping for the property in compliance with Carson City Development Standards, Division 3 – Landscaping.
10. Project must comply with the adopted 2012 IFC and Northern Nevada Fire Code Amendments.
11. The project will require fire sprinklers. Sprinklers must be electronically monitored.
12. Fire sprinkler and fire alarm permits are required but can be deferred submittals.
13. A fire flow test will be required for the hydrant on Nichols just north of the project.
14. A knox box will be required for the building.
15. Fire flow of 1500 gallons per minute is required with hydrant locations per 2012 IFC Appendix C.

16. An additional hydrant may be required if the existing hydrant is too far from the fire sprinkler FDC.
17. Nichols Lane must be improved to a permanent all weather surface (paved) from the end of the existing paving to the north property line on Nichols Lane.
18. The minimum pavement width must be 20 feet.
19. "No Parking – Fire lane" signage may be required on the street in front of the project depending on the final street width.
20. Per Carson City Standard Details for parking lots, the drive aisle must be 26 feet wide and the parking stalls must be 18.5 feet deep.
21. A percolation test must be done to verify infiltration rates for the storm water retention system.
22. The general slope of the adjacent lots is to the south east. The grading plans must show how drainage from the north and east will be propagated to Nichols Lane.
23. Any existing sewer and water laterals must be abandoned at the City main.
24. "No Parking" signs must be installed at the city right-of-way, one at each end of the property.
25. All 20 feet of Nichols Lane must be paved to City Standards along the frontage of the property and all of Nichols Lane south of the property. Curb and gutter and sidewalk will not be required due to existing right-of-way width.
26. A 15 mph Speed Limit sign must be placed for the southbound lane near Carmine St.
27. The "Nichols Lane" street sign must be moved to the curb along Hwy 50.
28. The applicant shall design for City review a right-in/left-in, right-out only access improvement to restrict left turning movements on to Hwy 50, designed by a traffic engineer, at the intersection of Nichols Lane and Hwy 50. Applicant is responsible for improvements. If the City Engineer determines that an access improvement is not feasible, other traffic solutions may be pursued to improve safety.
29. An NDOT encroachment permit must be obtained from District II Headquarters for any work in NDOT right-of-way.
30. The six inch sewer in Nichols must be increased to an eight inch main along the property frontage, and all of Nichols Lane south of the project.
31. To meet required fire flows the water main in Nichols, south of the project, must be increased in size to an eight inch main, or the existing main must be looped to Carmine Street, utilizing an eight inch extension. If the main is looped to Carmine St, a six inch main may not be installed
32. All construction and improvements must meet the requirements of Carson City and the

State of Nevada Codes and Development Standards.

33. The development will be subject to the collection of Residential Construction Tax compliant with CCMC 15.60.
34. It will be the property owner's responsibility to maintain all landscaping within the public roads right-of-ways/corridors including the development's common landscape areas.
35. The City has a multi-use path located along the north side of US Hwy 50 (East). Also, the Unified Pathways Master Plan identifies Carmine Street as an "Shared Street" bike facility and Airport Road as an "On Street" bike lane facility.

- **LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.135 General Commercial (GC), CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

MASTER PLAN DESIGNATION: Mixed-Use Commercial (MUC)

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Will the proposed Multi-Family Apartments be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: General Commercial (GC)/Single Family Residential
- WEST: General Commercial (GC)/Mobile Homes
- NORTH: Mobile Home 12 (MH12)/Mobile Home
- SOUTH: General Commercial (GC)/Nursing Home

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II (moderate earthquake potential)
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 14,375 square feet
- EXISTING DEVELOPMENT: Vacant
- PROPOSED DEVELOPMENT: Eight unit apartment building with landscaping and parking
- PROPOSED PARKING: 20 spaces (2.5 per unit)

• **SETBACKS:**

	East	West	North	South
Required	0 feet	0 feet	30 feet	0 feet
Proposed	30 feet	3 feet, 6 inches	67 feet, 6 inches	5 feet

- **VARIANCES REQUESTED:** None

PREVIOUS REVIEWS:

SUP-16-052: At its meeting June 29, 2016, the Planning Commission reviewed a request for a Special Use Permit for an eight unit apartment building on the subject site. The approval has

expired.

DISCUSSION:

The applicant is proposing an eight unit apartment building with 20 parking spaces on a 14,375 square foot lot. All units are proposed to be two bedroom units. Each first floor unit will have a back door to access a "backyard" area, and each second floor unit will have access to a 100 square foot balcony. The applicant has also identified 2,006 square feet of common open space.

Staff has determined that the appropriate mechanism to process the request for multi-family dwellings in the General Commercial zoning district is by Special Use Permit. A Special Use Permit is required per the Carson City Municipal Code, Section 18.04.135 – General Commercial, which states that multi-family dwellings are allowed as a conditional use. Carson City Development Standards Section 1.18 provides standards for residential development in non-residential districts. Of note, there is no maximum residential density within the non-residential zoning districts. Rather, the allowable number of residential units is what can be accommodated once the open space, parking, height, and setback requirements are met.

Site Planning

Section 1.2 of the Development Standards addresses Site Design. As noted, "these standards are intended to promote quality development, visual compatibility, safety and consistency through an integration of site design elements...."

The subject property is a 14,375 square foot lot located at 1770 Nichols Lane. The applicant proposes to place the building along the southern property line, with private open space between the nursing home property to the south and the building. Common open space is proposed to the east of the building, along Nichols Lane. The site will have a single point of access off of Nichols Lane.

Section 1.2.1 of the Development Standards states "Primary entries and/or facades of buildings should be oriented towards the street or main parking areas." Staff finds this objective is met as the primary entryways to the units are oriented toward the main parking area.

Section 1.2.2 of the Development Standards addresses provisions for bike racks in a convenient location close to the building entrances, and the clustering of buildings to create pedestrian plazas or courts. Bike racks are not currently proposed as part of this project. Staff would suggest the inclusion of a bike racks, particularly given this is an infill area, and many services are within biking distance.

Section 1.2.6 of the Development Standards addresses trash enclosures, and notes that "outside areas used for the storage of trash, refuse or recycled materials shall be completely enclosed by a gate and a six foot masonry block wall, and be designed to integrate with the site design." The site plan shows the location of the dumpster at the west side of the parking area. To ensure it is properly screened, staff recommends a condition of approval that the dumpster screening be consistent with the requirements of Section 1.2.6 of the Development Standards.

Architecture

Architectural design is at a conceptual stage. The applicant proposes to construct a single, two story apartment building to house eight, two bedroom apartments. The overall height of the building is proposed to be 26 feet, 11 inches. In the GC zoning district, buildings may have a height of 45 feet. The applicant proposes to utilize stucco siding with asphalt shingle roofing.

Section 1.1 of the Carson City Development Standards addresses Architectural Design. Policy 1.1.1 states "The architectural style, massing and proportion of a building should be compatible with and complement its surroundings and environment." Staff recognizes that most of the development in the area is single story. The property that will be most impacted by the massing of the proposed building is the nursing home to the south. Although the nursing home has windows on the façade facing the subject property, the windows appear to have privacy shades on the windows.

Landscaping

Division 3 of the Development Standards addresses Landscaping. These standards apply to multi-family residential projects with three or more units. The applicant has identified landscape areas on the plans, but has not provided a plan for the composition of the landscaping. Staff has included a condition of approval that a detailed landscape plan demonstrating compliance with the requirements of Division 3 of the Development Standards be submitted with the application for a building permit. Planning staff will not authorize issuance of the building permit until finding that the proposed landscape plan complies with Division 3. Landscaping must be installed prior to final inspection by the building inspector.

Access, Parking and Traffic

The applicant proposes a single point of vehicular access on Nichols Lane.

Carson City Development Standards, Section 2.1.16 requires that snow storage be considered in the design of all parking areas. The site plan shows a snow storage area at the western end of the parking area.

Per the Carson City Development Standards, Section 2.2 – Number of Parking Space Required, multi-family residential dwellings require two spaces per unit. If the property is located a street that does not allow for on-street parking, an additional parking space per two units is required. Nichols Lane cannot accommodate on-street parking. Therefore, given eight units, twenty parking spaces are required. This is the number of on-site spaces proposed.

Section 2.3 of the Carson City Development Standards provides General Parking Requirements. Per subsection 1, any off-street parking area which abuts or faces a single-family, two family, or multi-family residential district or residential use shall provide screening along the side abutting or fronting on the residential district or use. Solid six foot fencing has been considered adequate screening on other projects. Given adjacent residential uses, screening will be required along the northern property line, and along the western property line.

Given the scope of this application, a traffic study analyzing traffic impacts was not required.

Residential Development Standards in Non-Residential Districts

Residential uses proposed in a commercial zoning district are subject to specific criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

The following standards are intended to establish minimum standards and Special Use Permit

review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. *Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.*

The proposed multi-family use is a conditional use allowed with the approval of a Special Use Permit in the General Commercial (GC) zoning district.

2. *Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.*

The proposed application complies with the height limitations, setback requirements, parking requirements, and open space requirements. The project's proposed residential density is approximately 25 dwelling units per acre. The Master Plan designation for the subject property is Mixed-Use Commercial. This designation encourages up to 25 percent higher density residential uses but also does not specify a maximum permitted density. For reference, the High Density Residential designation in the Master Plan allows up to 36 dwelling units per acre.

3. *Maximum building height shall be the maximum height established by the zoning district in which the project is located.*

The maximum building height in the General Commercial (GC) zoning district is 45 feet. The proposed building is 26 feet 11 inches.

4. *Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:*

- a. *In the NB, RC, GO and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.*

Property to the north of the subject property is zoned MH12, and the other surrounding properties are zoned GC. The building is setback 65 feet from the property to the north, thus in compliance with this requirement.

- b. *A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.*

Nichols Lane is not identified in the Transportation Master Plan as an arterial street.

5. *Required parking. Two spaces per dwelling unit, and in compliance with the Development Standards Division 2, Parking and Loading.*

Per Division 2, two parking spaces are required for each dwelling unit, plus one additional parking space for each two dwelling units since parking cannot be accommodated on

Nichols Lane. With eight units proposed, this results in a requirement for 20 on-site parking spaces. The applicant proposes 20 parking spaces, thus the proposed plan is in compliance with this requirement.

6. *Open Space.*

- a. *A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.*

The applicant has identified a 1,185 square foot area in the southeast corner of the property as common open space as well as open space along the western property line to comply with the 1,200 square foot requirement. The plans depict a number of utilities in this area as well as a drainage basin. As part of construction plan review, staff will verify that the utility improvements will not compromise the functionality of this area as an open space area.

- b. *A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.*

As part of the conceptual architectural design, the applicant is proposing that the ground floor units have 100 square foot backyard areas, and that the second floor units have 100 square foot balconies. Based on this, the applicant is providing 100 square feet of private open space per unit.

- c. *Front and street side yard setback areas may not be included toward meeting the open space requirements.*

The GC zoning district does not have a front setback requirement.

7. *Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.*

The applicant has identified areas for landscaping, but not a detailed landscape plan. A detailed landscape plan that demonstrates compliance with Development Standards, Division 3, should be submitted with the construction plans. Staff has included this statement in the conditions of approval.

8. *Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.*

- a. *The development is not situated on a primary commercial arterial street frontage.*

This finding can be met. Nichols Lane is not a commercial arterial.

- b. The development is integrated into a mixed-use development that includes commercial development.*
- c. The applicant has provided evidence that the site is not a viable location for commercial uses.*

This finding can be met. Nichols Lane is a twenty foot wide, dirt road that accommodates two way traffic.

- d. The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

Staff finds that the proposed project meets the applicable development standards required subject to the noted conditions of approval.

PUBLIC COMMENTS: Public notices were mailed to 57 property owners within 425 feet of the subject site on September 8, 2017. As of the writing of this report, no letters from property owners in the vicinity of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 27, 2017, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: no comments

Fire Department:

1. Project must comply with the adopted 2012 IFC and Northern Nevada Fire Code Amendments.
2. The project will require fire sprinklers. Sprinklers must be electronically monitored.
3. Fire sprinkler and fire alarm permits are required but can be deferred submittals.
4. A fire flow test will be required for the hydrant on Nichols just north of the project.
5. A knox box will be required for the building.
6. Fire flow of 1500 gallons per minute is required with hydrant locations per 2012 IFC Appendix C.
7. An additional hydrant may be required if the existing hydrant is too far from the fire sprinkler FDC.
8. Nichols Lane must be improved to a permanent all weather surface (paved) from the end

of the existing paving to the north property line on Nichols Lane.

9. The minimum pavement width must be 20 feet.
10. "No Parking – Fire lane" signage may be required on the street in front of the project depending on the final street width.

Engineering Division:

The Engineering Division has no preference or objection to the special use request and suggests the following conditions of approval:

1. Per Carson City Standard Details for parking lots, the drive isle must be 26 feet wide and the parking stalls must be 18.5 feet deep.
2. A percolation test must be done to verify infiltration rates for the storm water retention system.
3. The general slope of the adjacent lots is to the south east. The grading plans must show how drainage from the north and east will be propagated to Nichols Lane.
4. Any existing sewer and water laterals must be abandoned at the City main.
5. "No Parking" signs must be installed at the city right-of-way, one at each end of the property.
6. All 20 feet of Nichols Lane must be paved to City Standards along the frontage of the property and all of Nichols Lane south of the property. Curb and gutter and sidewalk will not be required due to existing right-of-way width.
7. A 15 mph Speed Limit sign must be placed for the southbound lane near Carmine St.
8. The "Nichols Lane" street sign must be moved to the curb along Hwy 50.
9. The applicant shall design for City review a right-in/left-in, right-out only access improvement to restrict left turning movements on to Hwy 50, designed by a traffic engineer, at the intersection of Nichols Lane and Hwy 50. Applicant is responsible for improvements. If the City Engineer determines that an access improvement is not feasible, other traffic solutions may be pursued to improve safety.
10. An NDOT encroachment permit must be obtained from District II Headquarters for any work in NDOT right-of-way.
11. The 6 inch sewer in Nichols must be increased to an 8 inch main along the property frontage, and all of Nichols Lane south of the project.
12. To meet required fire flows the water main in Nichols, south of the project, must be increased in size to an 8 inch main, or the existing main must be looped to Carmine Street, utilizing an 8 inch extension. If the main is looped to Carmine St, a 6 inch main may not be installed
13. All construction and improvements must meet the requirements of Carson City and the State of Nevada Codes and Development Standards.

Health and Human Services:

No concerns.

Environmental Control Authority:

No concerns.

Parks and Recreation Department:

1. The development will be subject to the collection of Residential Construction Tax compliant with CCMC 15.60.
2. It will be the property owner's responsibility to maintain all landscaping within the public roads right-of-ways/corridors including the development's common landscape areas.
3. The City has a multi-use path located along the north side of US Hwy 50 (East). Also, the Unified Pathways Master Plan identifies Carmine Street as an "Shared Street" bike facility and Airport Road as an "On Street" bike lane facility.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the master plan elements.*

The subject property is designated Mixed Use Commercial. This designation is intended to encourage a more compact, mixed use pattern of development along the city's major gateway corridors. This district generally provides a mix of commercial, retail, and office uses in combination with high-density residential. The residential development on the subject property is consistent with this intent, and places residents near the commercial services on Highway 50.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.*

The site is currently vacant. Staff finds the site is more appropriate for residential development than non-residential development due to the development of surrounding properties and the limited capacity of the road. The residential use will have impacts similar to the surrounding residential uses. Development of this site, including paving the portion of Nichols Lane in front of the site, will reduce dust in the community.

3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.*

Nichols Lane has a right-of-way width of 20 feet, and accommodates two way travel. Given this substandard width, and the increase traffic that will be realized by the development, staff is recommending conditions to limit the impact on vehicular traffic. Specifically, staff is recommending the installation of "no parking" signs, the installation of a "15 miles per hour" speed limit sign, relocation of the street sign to the curb at Highway 50, and analysis with potential improvements of the intersection of Nichols Lane and

Highway 50.

- 4. *Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

The project is not anticipated to overburden existing public services and facilities. To ensure adequate water fire flow, prior to issuance of any construction permits, a study prepared and sealed by a licensed engineer must be submitted demonstrating that the additional usage from the 8 new apartments will meet the flow requirements. The fire flow requirement at the hydrant locations is 1500 gallons per minute. To the extent flows do not meet standards, the water main may need to be increased in size or extended to Carmine to loop the system so as to meet standards.

- 5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.***

Multi-family residential development is a conditional use in accordance with Title 18.04.135 General Commercial Conditional Uses and requires a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the General Commercial zoning district.

- 6. *Will not be detrimental to the public health, safety, convenience and welfare.***

As conditioned, the proposed development will not be detrimental to public health, safety, convenience and welfare. Staff is concerned that water flow not be compromised, and that it meet standards. As conditioned, the applicant will need to demonstrate compliance with flow requirements, or identify and install improvements to realize compliance with flow requirements, prior to issuance of any construction permits.

- 7. *Will not result in material damage or prejudice to other property in the vicinity.***

The proposed project will not result in material damage to other property in the vicinity. Conditions are recommended to ensure that the proposed development does not compromise water flow. Additionally, conditions requiring improvements to the roadway will result in a paved, improved road

Attachments:

City Department Comments
Application (SUP-16-026)

Hope Sullivan

From: Dave Ruben
Sent: Wednesday, August 30, 2017 12:19 PM
To: Hope Sullivan; Kathe Green; Lena Reseck
Subject: SUP 17-116

Comments for SUP 17-116:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code Amendments.
2. Nichols Lane must be improved to a permanent all weather surface (paved) from the end of existing paving to the north property line on Nichols Lane.
3. Minimum pavement width on the road is 20 feet.
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6. Minimum fire flow of 1500 gallons per minute is required with hydrant locations per 2012 IFC Appendix C.
6. A fire flow test will be required for the hydrant on Nichols just north of the project. Tom Grundy tgrundy@carson.org is the contact at Public Works for water flow info.
7. An additional hydrant may be required if the existing hydrant is too far from the fire sprinkler FDC.
8. Knox box is required for the building.
9. "No Parking-Fire lane" signage may be required on the street in front of the project depending on final street width.

Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

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SEP 08 2017

CARSON CITY
PLANNING DIVISION

Engineering Division
Planning Commission Report
File Number SUP 17-116

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: September 8, 2017 **MEETING DATE:** September 27, 2017

SUBJECT TITLE:

Action: To consider a request for a Special Use Permit from 1770 Nichols Lane LLC (property owner: 1770 Nichols Lane LLC) to allow an eight unit apartment building, on property zoned General Commercial (GC), located at 1770 Nichols Lane, APN 008-161-11.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- Per Carson City Standard Details for parking lots, the drive isle must be 26 feet wide and the parking stalls must be 18.5 feet deep.
- A percolation test must be done to verify infiltration rates for the storm water retention system.
- The general slope of the adjacent lots is to the south east. The grading plans must show how drainage from the north and east will be propagated to Nichols Lane.
- Any existing sewer and water laterals must be abandoned at the City main.
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- An NDOT encroachment permit must be obtained from District II Headquarters for any work in NDOT right-of-way.
- The 6 inch sewer in Nichols must be increased to an 8 inch main along the property frontage, and all of Nichols Lane south of the project.
- To meet required fire flows the water main in Nichols, south of the project, must be

increased in size to an 8 inch main, or the existing main must be looped to Carmine Street, utilizing an 8 inch extension. If the main is looped to Carmine St, a 6 inch main may not be installed.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The infrastructure improvements required by the above conditions of approval will improve Nichols Lane. This will bring the improved areas of Nichols Lane as close to City Standards as is practicable given the limitations imposed by right-of-way width and existing improvements.

C.C.M.C. 18.02.080 (5d) - Public Services

The infrastructure improvements required by the above conditions of approval will bring sewer, water, and storm drain infrastructure up to current standards at and downstream of this site.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety with the above conditions of approval.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

RECEIVED

SEP 07 2017

CARSON CITY
PLANNING DIVISION

9/7/2017

SUP-17-116

Hope.....

The Parks, Recreation & Open Space Department has the following comments on the above referenced SUP.

- 1) The development will be subject to the collection of Residential Construction Tax compliant with CCMC 15.60.
- 2) It will be the property owner's responsibility to maintain all landscaping within the public roads right-of-ways/corridors including the development's common landscape areas.
- 3) The City has a multi-use path located along the north side of US Hwy 50 (East). Also, the Unified Pathways Master Plan identifies Carmine Street as an "Shared Street" bike facility and Airport Road as an "On Street" bike lane facility.

Thank you,

Vern & Patti

Patti Liebespeck

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

Carson City, NV 89701

Phn: (775) 887-2262 x 7342

Fax: (775) 887-2145

pliebespeck@carson.org

www.carson.org

RECEIVED

SEP 05 2017

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

CARSON CITY
PLANNING DIVISION

FILE # SUP - 17 - SUP - 17 - 116

APPLICANT
1770 Nichols Lane LLC (A Colorado LLC) PHONE # (530) 544-1029

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 44481 So. Lake Tahoe, CA 96151

EMAIL ADDRESS

PROPERTY OWNER
1770 Nichols Lane LLC (A Colorado LLC) PHONE # (530) 544-1029

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 44481 So. Lake Tahoe, CA 96151

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE
West Ridge Homes, Inc. PHONE # (775) 691-6098

MAILING ADDRESS, CITY, STATE, ZIP
6010 Dark Horse Ct., Gardnerville, NV 89410

EMAIL ADDRESS
nevadabuilder@aol.com

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

SUBMITTAL PACKET - 4 Complete Packets (1 Unbound
Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission
application submittal schedule.Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s):

008-161-11

Street Address

1770 Nichols Lane Carson City, NV
89701

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

General Commercial (GC) Hwy 50

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

I, Jerry C Goodman, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have
knowledge of, and I agree to, the filing of this application.

Signature

Date

Box 14481 So. Lake Tahoe

Address CA 96151

Date

8/7/17

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY

)

On 2, personally appeared before me, a notary public,
personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she
executed the foregoing document.

(1) SEE ATTACHMENT FOR CALIFORNIA NOTARY SEAL

Notary Public

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the
Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of El Dorado)

On 08.17.2017 before me, Duane M Martinez, Notary Public
(insert name and title of the officer)

personally appeared Jerry C Goodman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
~~his/her/their~~ authorized capacity(ies), and that by~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



RECEIVED

AUG 17 2017

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

CARSON CITY
PLANNING DIVISION

FILE # SUP - 17 - 116

APPLICANT
1770 Nichols Lane LLC (A Colorado LLC) PHONE # (530) 544-1029

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 44481 So. Lake Tahoe, CA 96151

EMAIL ADDRESS

BumpGoodman@Charter.net

PROPERTY OWNER
1770 Nichols Lane LLC PHONE #
(A Colorado LLC) (530) 544-1029

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 44481 So. Lake Tahoe, CA 96151

EMAIL ADDRESS

BumpGoodman@Charter.net

APPLICANT/AGENT/REPRESENTATIVE PHONE #
West Ridge Homes, Inc (775) 691-6098
Peter Beckhof

MAILING ADDRESS, CITY, STATE, ZIP
610 Dark Horse Ct., Gardnerville, NV 89440

EMAIL ADDRESS
nevadabuilder@aol.com

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)
+ noticing fee
*Due after application is deemed complete by
staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound
Original and 3 Copies) including:

- Application Form
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- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

8/17/17 Research

Submittal Deadline: See attached Planning Commission
application submittal schedule.Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s): 008-1601-11	Street Address 1770 Nichols Lane	Carson City, NV 89701
Project's Master Plan Designation	Project's Current Zoning General Commercial (GC) Hwy 50	Nearest Major Cross Street(s)

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

I, Terry C. Goodman, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

Address

Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY

On _____, 20_____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

(A) SEE ATTACHMENT FOR CALIFORNIA NOTARY SEAL

ACKNOWLEDGMENT

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State of California
County of El Dorado)

On 08.17.2017 before me, Duane M Martinez, Notary Public
(insert name and title of the officer)

personally appeared Jerry C Goodman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



1770 Nichols Drive

Detailed Project Description

Our project is a 2 story, wood frame, stucco sided 8-unit apartment building consisting of 4 unit upstairs and 4 units down stairs, with one down stairs unit being full ADA compliance and three other down stairs unit being ADA adaptable. All units are 2 bedrooms and have 1 bath.

Project is located about 400-yard East of the 395 overpasses on Hwy 50 E, With GC use along Hwy 50 and single and multifamily home located behind on side street. The adjacent are consists mostly of older mobile homes a few older wood frames homes and directly across from our project are a few older in dire need of repair duplex units.

The project will bring 8 highly needed affordable housing units to the heart of Carson City, catering to the younger working-class families and single working parents with one or two kids at home.

We do not see any local impact either the school system or the police depart as the client we project in occupying these units already live in the area and are living with current family and can't find affordable house. We for see most of the ingress and egress traffic will be from Nichols Drive South to Hwy 50 East, the traffic on Hwy 50 has been reduced significantly since the new 395 Hwy was completed a few years ago and become used by mostly locale traffic.

Note: The site up until recent had two older buildings on it that were a hazard and were in need of being tore down, and were a hangout for local kids.

Note: This project was approved 13 months ago for the same project and was purchased by a new owner, the prior owner let the special use permit expire. We would like to receive an approval for our special use permit to build the same project that was approved 13 months ago. We have changed a few items mostly cosmetic, changing the siding from wood to stucco and removing the grids from the windows that made the units look like a prison cell. The project will meet all of the City's concerns stated in the Major Project Review.

West Ridge Homes, Inc.

Peter Beekhof

President

AREA BREAKDOWN

11

AREA BREAKDOWN

AРЕА BREАДО

REFERENCES

NICHOLS LANE APARTMENTS 8-PLEX APARTMENT BUILDING

SITE PLAN

WEST RIDGE HOMES INC.

MAWN BY:
SIGNED BY:
P.R.
NOT DATE:
01/17/2017
RECALL:
**-20-45
NUMBER:
4-2017-19
SHEET:
1

1

SITE PLAN

PRELIM - PILLAR DETAIL

QUALIFIED INDIVIDUAL'S SIGNATURE _____ DATE _____

EXTREME ERROR EVALUATIONS
DYNAMIC MARKETING INC.
1000 15TH STREET, SUITE 1000
AUSTIN, TX 78701-3111
(512) 477-1100
FAX: (512) 477-1101
E-MAIL: DMI@AOL.COM
INTERNET: WWW.DYNAMICMARKETING.COM

WEST RIDGE HOMES INC.

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100

11



EXTREME ERROR EVALUATIONS
POLYMER MATERIALS TEST INSTITUTE
7070 MURDOCK STREET, SUITE 100
CINCINNATI, OH 45244-1970
TEL: (513) 421-1970
FAX: (513) 421-1971
E-MAIL: PMI@CIN.CC
WEB: www.pmi.com

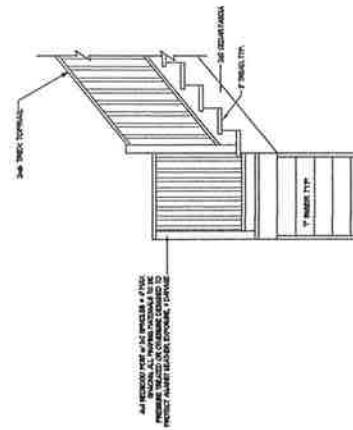
610 Black Horse Road • West Ridge Homes Inc.

(SLL)

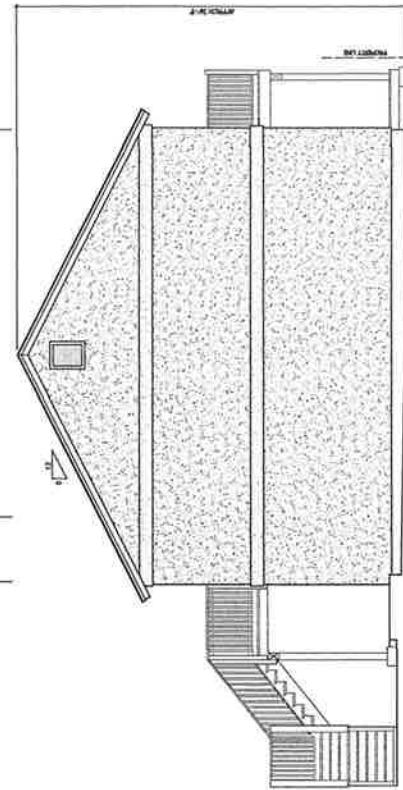
DRAWN BY

A12

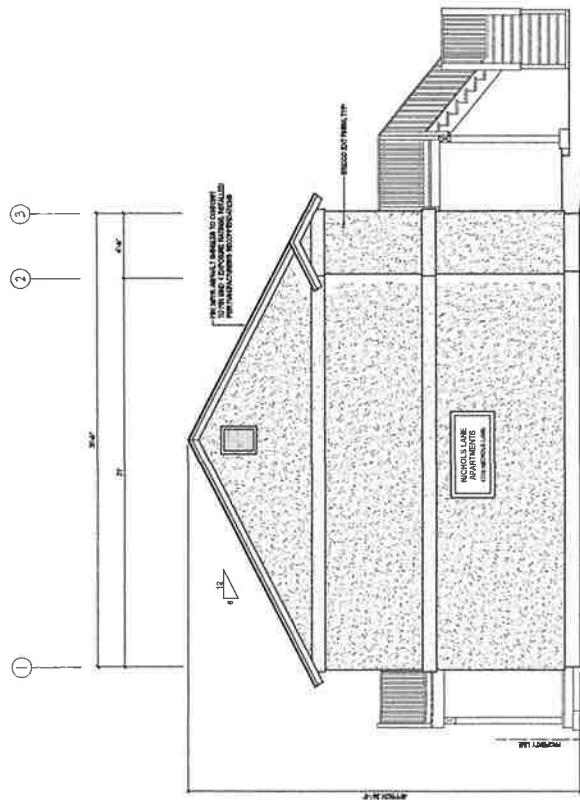
Typ Stair Detail



REAR (WEST) ELEVATION



FRONT (EAST) ELEVATION



NEA 1146, INC. (hereinafter referred to as "the Corporation") has applied to the State of Florida for a certificate of authority to do business under the continuing name of "LUMINE CATERERS AUTHORIZED UNDER NEA 1146".

CHAMBERS HEAVYWEIGHT'S SIGNATURE _____ DATE _____

UNIT 1 (ADA CONFORMING UNIT)

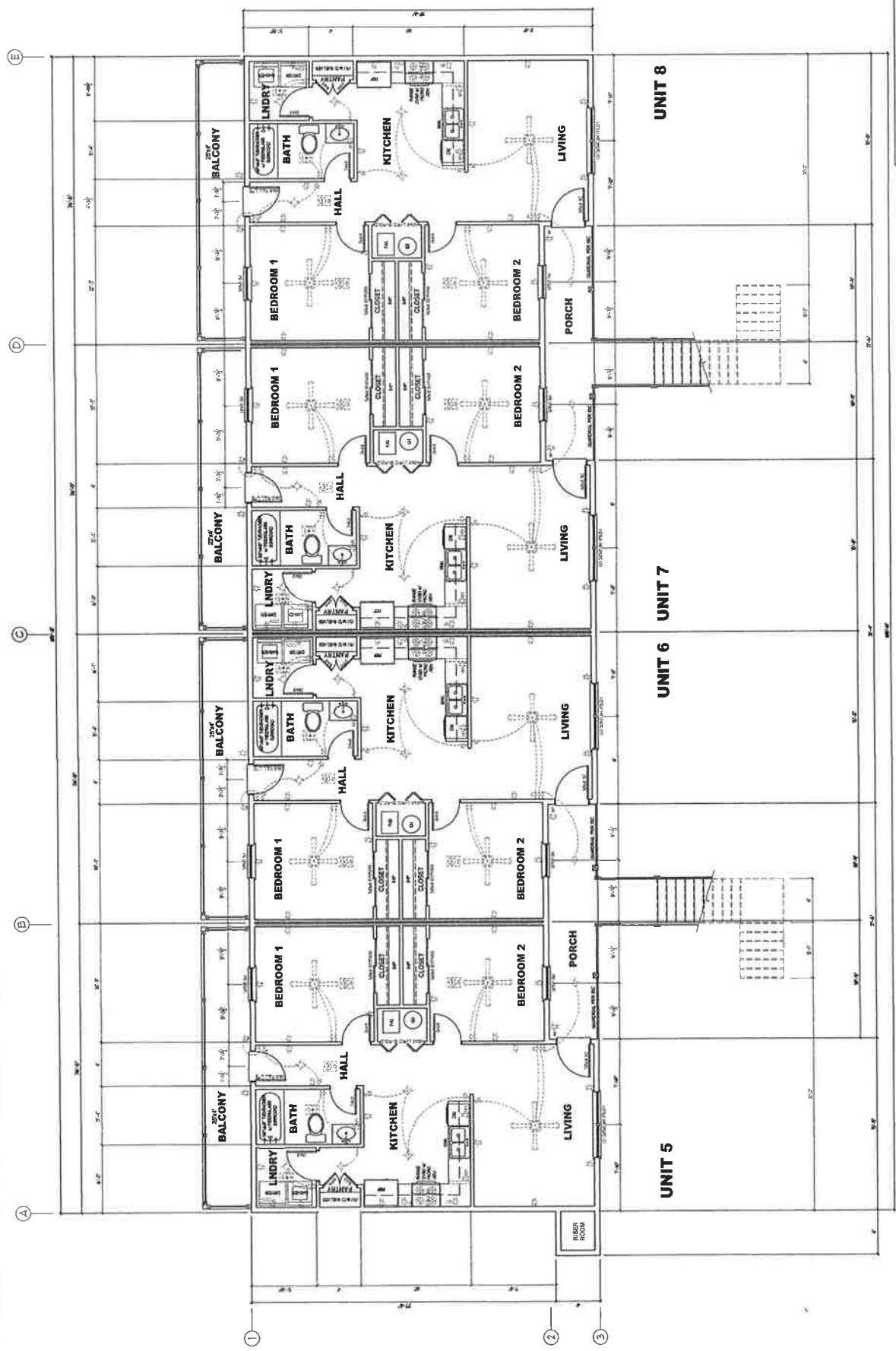
UNIT 2

UNIT 3

UNIT 4

NOTE: AREAS SHOWN IN TITLE BLOCK ARE TOTAL, FULL, THOUGHT VALUES. AREAS FOR UNIT AREA AS FOLLOWS:

25



FINDINGS

1770 Nichols lane

Question 1:

How will the proposed development further and be in keeping with and not contrary to the goals of the Master Plan Elements?

Answer:

The proposed development meets the provisions of Growth Management Ordinance (1.1d Municipal Code 18:12) and uses sustainable building materials and construction techniques to promote water and energy conservation. The development also meets adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts, as well as provides for levels of service such as water, sewer, road improvements, sidewalks, etc. consistent with the land use designation and adequate for the proposed development. (Land use table descriptions).

The development does not provide equitable distribution of recreational opportunities.

The development does encourage a citywide housing mix consistent with the labor force and non-labor force populations

The development will use durable long lasting building materials.

The development does maintain and enhance roadway connections and networks consistent with the transportation master plan.

Question 2:

Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Answer:

The proposed development will not be detrimental to the area; in fact, it will improve the area. The lot to the south on Hwy 50 is a convalescent hospital, the lot to the west is a commercial lot with Hwy 50 access, the lots to the north are residential, and the lots to the east are residential.

The development is similar to existing development, because everything behind the Hwy 50 frontage is currently residential. It will improve property values because it is a new residential development in an area that needs to be updated with modern development instead of trailers. It will not cause problems with noise, dust, odors, vibration, fumes, glare or physical activity for neighboring property owners. It will not involve any exterior uses. All uses will be within the

building. Construction generated dust will be kept down with water or sprinklers. To my knowledge no other properties in that area have obtained approval for similar requests. This project will differ from some of the surrounding buildings in that the existing homes are single family dwellings and trailers and this will be an apartment complex.

This project will not be detrimental to the surrounding properties because it will better the entire area in that it is modern construction that includes improvements to local utilities and is aesthetically pleasing.

There are currently a variety of traffic challenges in the area as discussed at the Major Project Review it will be the city's responsibility to address these. However, we are required and expect to re-pave Nichols the road in front of the development.

Both short and long-range benefits for Carson City residents should our project be approved, include, modern aesthetically pleasing construction causing equity in the area, much needed housing, improvements to public utilities and roads and increased tax revenue to the city.

Question 3:

Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Answer:

The project may minimally effect the schools but should not impact the Sheriff's Office. As the occupants, we anticipate already live in the area. We are in the process of having a drainage report done by Manhard Engineering and have done some preliminary calculations on the existing site plan. The current water flow is insufficient for the project, we have had a water flow test done by the public works department. This test shows that to meet the fire code we will be upgrading the water line in Nichols to meet these water demand codes. This was discussed in the Major Project Review. The sewer is also inadequate for the project and will also need to be upgraded to a 8" sewer line per Major Project Review. The road in front of the project will need to be re-paved per Major Project Review. I obtained my findings from the Transportation and Public Works departments. We do plan on installing parking area lighting location yet to be determined. The landscaping will include a park strip, common area and the arterial landscaping and have been noted on the site plan.

The parking lot plan has been detailed on the site plan and per Major Project Review will be sufficient for the project.

Section 1.18

The project meets all requirements for common open space, landscaping, zoning, parking and arterial landscaping requirements. See site plan.

Question 4:

Will not overburden existing public services. Schools, Fire and police.

We do not see any local impact either the school system or the police depart as the client we project in occupying these units already live in the area and are living with current family and can't find affordable house. We see most of the ingress and egress traffic will be from Nichols Drive South to Hwy 50 East, the traffic on Hwy 50 has been reduced significantly since the new 395 Hwy was completed a few years ago and become used by mostly locale traffic.

Note: The site up until recent had two older buildings on it that were a fire hazard and were in need of being tore down, and were a hangout for local kids.

Our new building will update the local water line to meet fire department codes for flow rates and we are installing fire sprinkler system in the complete building.

Question 5:

Meet the definition and specific standards set forth in the Carson City Municipal Code Title 18 for such particular use and meet the purpose statement of the district.

Mulit-family residential development is a conditional use in accordance with Title 18.04.135 General Commercial Conditional Uses and requires a Special Use Permit.

With the approval of this Special Use Permit, and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the General Commercial zoning district.

Question 6:

Will be detrimental to the public health, safety, convenience and welfare.

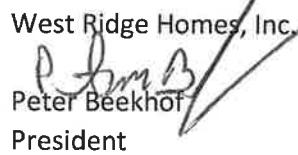
1. We tore down 2 old buildings that were a local hazard at the site and were a gathering for local kids.
2. We will be supplying affordable house for local people already living in Carson City that are living with family and friend do to the shortage of housing.
3. By suppling affordable housing this will relieve other areas of over service from multiple family's living in one home.

Question 7:

Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

We do not see or anticipate any damages or prejudice to any property in the vicinity, as we will only be enhancing the following, removal of the 2 older buildings, improving the water system in the area, and improving the Nichols road and repaving it that is being used by local traffic and is currently in need of major repair.

Are building will be new and aesthetically pleasing, and will only enhance the values of the adjacent property's.

West Ridge Homes, Inc.

Peter Beekhof
President

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: 1770 Nichols Lane Apartments

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1i)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?



- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



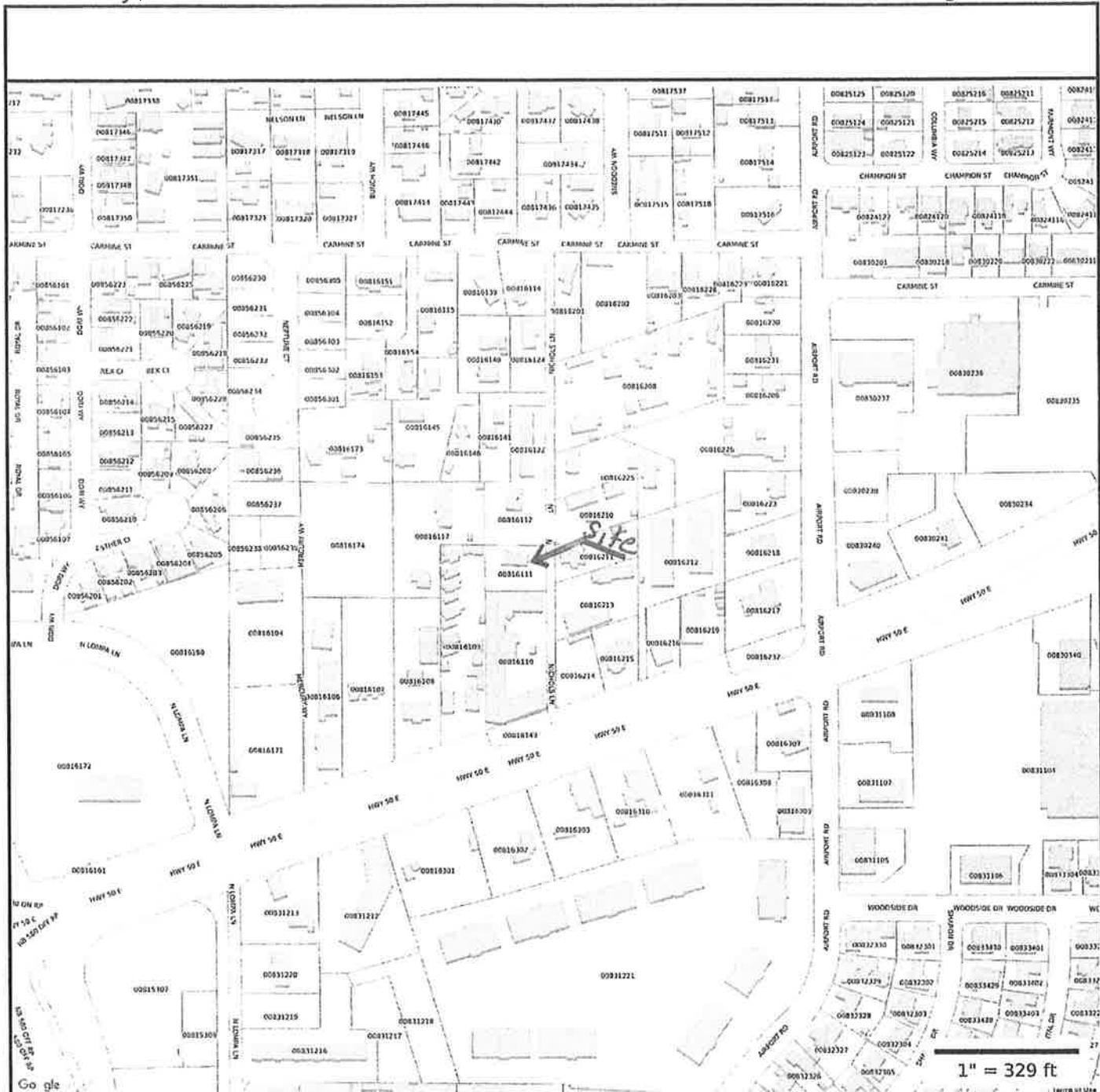
Applicant's Signature

Peta BEEKHOF

Print Name

8/16/2017

Date



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 08/16/2017
Properties updated 08/16/2017



Project Impact Report- Water

The proposed 1770 Nichols Lane multi-family apartment project is located within the limits of the Carson City water system. The project site is bounded by Carmine Street on the North and Hwy 50 East on the South. There is an existing 6" water line running north-south in Nichols Lane that is proposed for connection with the development of this project.

The future water demands consist of new fixtures contained within the estimated proposed building of 8-units with an area of approximately 6270 SF. The existing system, comprised of a 6" main, is adequate to supply the anticipated domestic flow with a 2" service meter.

Separately, fire flow is calculated based upon building square footage and type of building construction, per the International Building and Fire Codes. Per the project building plans, the construction will be a Type 5A – with fire sprinklers. For a new standalone 6270 SF building not connected to existing structures, the required fire flow is 1500 gpm for 2 hours. In accordance with the attached water system study report for the Nichols Lane system, the current fire flow is inadequate with the existing 6" dead-end water main. This project proposes to mitigate this fire flow deficiency by one of two optional improvements. Option 1 would be to upsize the existing 6" system main to an 8" from the Hwy 50 connection to, at minimum, the northern property line of the project, approximately 450 L.F. Option 2 is tying the existing system to the water line in Carmine with the addition of approximately 140 L.F. of 6" main.

Project Impact Report- Sewer

The proposed 1770 Nichols Lane multi-family apartment project is located within the limits of the Carson City sewer system. The project site is bounded by Carmine Street on the North and Hwy 50 East on the South. There is an existing 6" sewer line running north-south in Nichols Lane that is proposed for connection with the development of this project.

The future sewer demands consist of new fixtures contained within the estimated proposed building of 8-units with an area of approximately 6270 SF. In accordance with the conditions of approval from the previous application, together with clarifying information obtained at this Project Major Project Review meeting, this development will not require a flow study, but will require that the sanitary sewer main be up-sized to an 8" gravity line beginning at the existing manhole at the intersection of Hwy 50 and Nichols Lane, and running up to the north property line of the project parcel.

See attached water study dated August 14, 2017.

Project Impact Report- Drainage

The project is located on a currently vacant lot, that is very flat and drains from the west toward Nichols Lane on the east. The proposed development will preserve the existing and established drainage patterns, in addition to limiting the post-development off-site flow to that which is not greater than the pre-developed flow. It is proposed that detention/retention facilities will be constructed to accomplish that requirement.

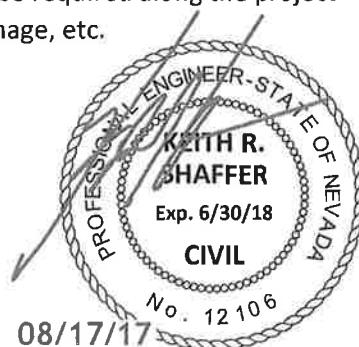
The Contractor/Developer Site plan includes infiltration and detention/retention. A Technical Drainage Report will be prepared by a Nevada Licensed engineer, in accordance with Division 14 of the Carson City Development Standards, verifying the assumptions of drainage patterns, flow and storage requirements, with both on-site and off-site considerations.

In accordance with the Major Project Review meeting, this project may require a drainage swale improvement, but does not anticipate full curb, gutter and sidewalk improvements to accomplish the required drainage improvements.

Project Impact Report- Road & Traffic

The proposed 1770 Nichols Lane multi-family apartment project is located within the interior section of Nichols Lane between Carmine Street on the North and Hwy 50 East on the South. This portion of Nichols Lane is considered a local road that does not meet current standards for roadway and right-of-way widths. In accordance with the Major Project Review, the existing right-of-way width of 20' feet will be maintained and improved to the full width with paving from the end of the existing pavement to the north property line of the subject parcel. Curb, gutter and sidewalk **will not** be required, but drainage and travel width will be no less than 20'.

This project does not exceed the thresholds for Average Daily Traffic of 500 nor Peak Hour Trips of 80 that would trigger a detailed traffic study. Further, per the Major Project Review, the routing and direction of existing traffic will be maintained, with no required improvement to the intersection of Nichols and Hwy 50 or Nichols and Carmine. Some improvements may be required along the project frontage which may include drainage swales, pavement, speed limit signage, etc.



08/17/17



August 14, 2017

Tom Grundy, P.E.
Carson City Public Works
Sewer Division
3505 Butti Way
Carson City, NV 89701

**RE: MPR-17-106, Multi-Family Apartment, 1770 Nichols Lane
Water Fire hydrant flow Calculation**

Dear Tom,

The following summary of information is related to water fire hydrant flow calculation for a multi-family apartment project in Carson City. Fire flow requirement for the building will require fire sprinklers with a fire flow of 1,500 gpm. Listed below is a summary of Option #1 with 8" water line from the existing fire hydrant #1 to Hwy 50. Option #2 is with the existing 6" water line in Nichols Lane extended to Carmine Street. Reference Figure 1 schematic:

Nichols Lane and Hwy 50 - Elev ~4546
Test Hydrant Flow = 1833 gpm
 Static = 116 psi
 Res = 105 psi

Option #1

Ex Hydrant #1 - replace existing 6" from Hwy 50 to Ex Hydrant #1 with 8" PVC

8" PVC, C=150, 718 lf, elev=4660

1833 gpm @ 105psi (Res) - 14'/2.31 (elev) - 718'/1000[(88.5'/2.31] 0.46 (friction)

1833 gpm @ 105psi - 6psi - 13psi

1833 gpm @ 86psi > 20psi Hydrant #1

$Q_{ava} - D_1 = 116 - 86 = 30 \text{ psi}$
 $D_2 = 116 - 20 = 96 \text{ psi}$

$Q_A = 1833 \sqrt{(96/30)} = 3279 \text{ gpm}$

$Q_{ava} = ((3279 - 1833)0.1) + 3279$

$Q_{ava} = 3424 \text{ gpm} @ 20 \text{ psi residual - OK}$

Fire Flow required = 1500 gpm

Option #2

Ex Hydrant #1 Extend existing 6" in Nichols Lane to Carmine street.

Average flow = 1735 gpm at existing Hydrant #1, average residual = 96 psi

Parallel Pipes: 1735 gpm assume rates in each leg and compute losses. 6" PVC, C=150

<u>Leg from Carmine</u>	<u>Leg from Hwy 50</u>
360'	718'
950gpm – 7.2'	750gpm – 10.1'
1000gpm – 8.6'	700gpm – 8.9'

Say friction loss = 8.7' to the existing Hydrant #2 from Carmine
Loss in 6" line to hydrant #2, C=150, 360 ft @1735gpm – 24'

1735 gpm @ 96psi (Res) + 1'/2.31 (elev) - 360/1000(340'/2.31)0.46 (friction)

1735 gpm @ 96psi + 0.43psi - 24psi

1735 gpm @ 73psi > 20psi existing Hydrant #1 OK

$$Q_{ava} - D_1 = 96 - 73 = 23 \text{ psi}$$
$$D_2 = 96 - 20 = 76 \text{ psi}$$

$$Q_A = 1735 \sqrt{76/23} = 3154 \text{ gpm}$$

$$Q_{ava} = ((3154 - 1735)0.1) + 3154$$

$Q_{ava} = 3296 \text{ gpm @ 20 psi residual - OK}$

Fire Flow required = 1500 gpm

Included herein are the Fire Flow data sheets and the Figure 1 schematic showing the existing water system for the project area.

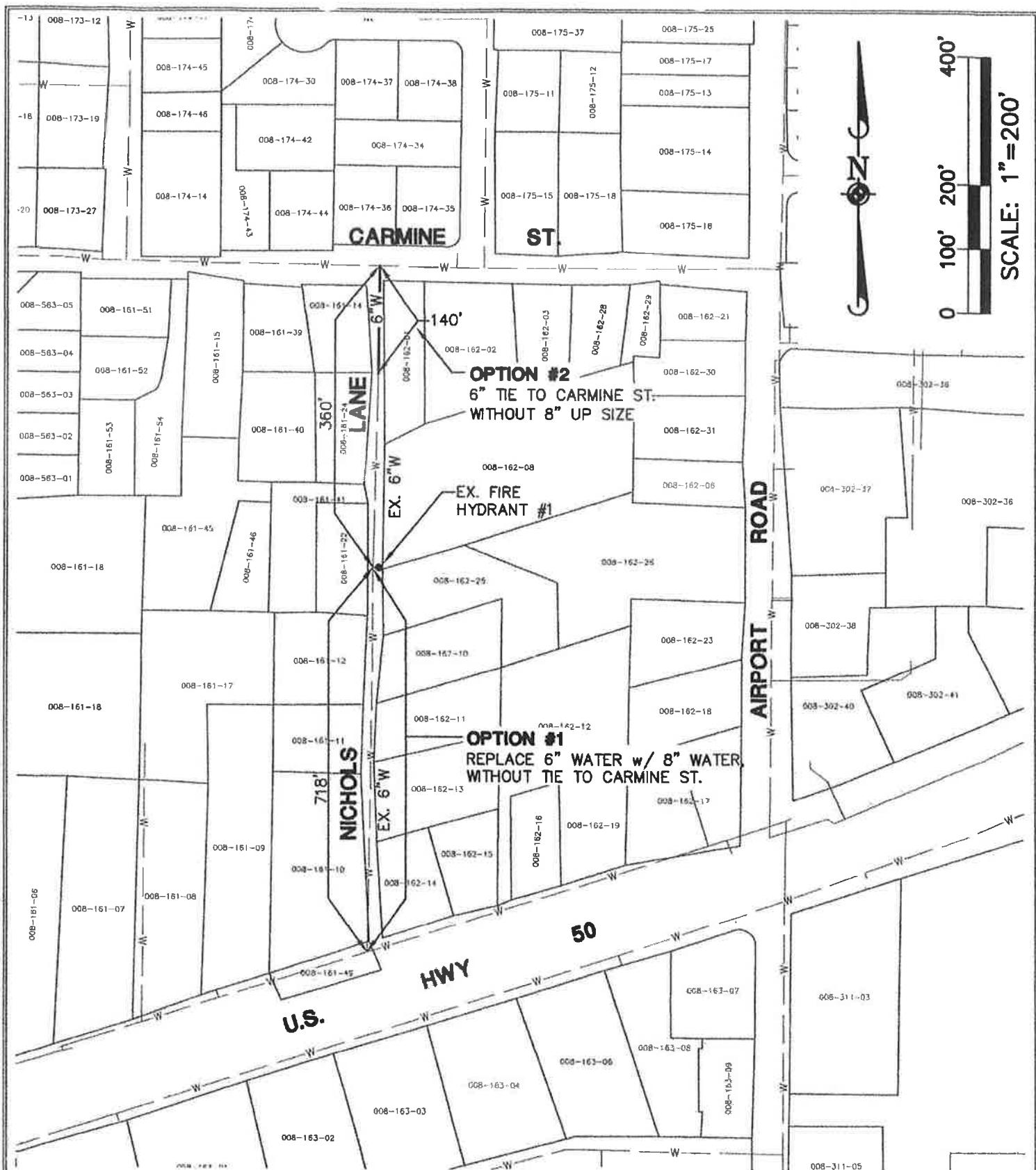
Feel free to contact me at (775)-887-5256 with any questions or concerns.

Sincerely,

Ralph Wenziger, P.E.
Project Engineer

Encl. fire flow data sheet, Figure 1





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CARSON CITY WATER SYSTEM

CARSON CITY, NEVADA

NICHOLS LANE

PROJ. MGR.: RRW
DRAWN BY: MB
DATE: 08/15/17
SCALE: 1" = 200'



3478 Executive Pointe Way, Suite 12, Carson City, NV 89706 tel (775) 882-6630 fax (775) 885-7282 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET

Fig
Wrhccnv01

OF
1
41

Fire Flow Test Data Sheet

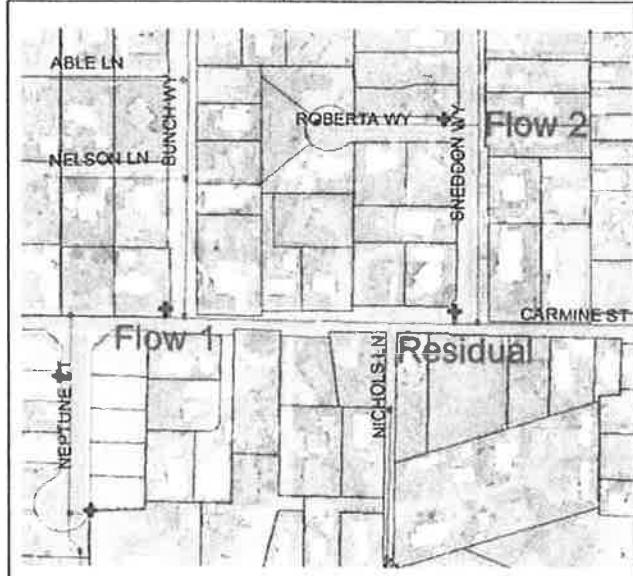


Location of Test (Street and Cross Street): Sneddon-Carmine
 Address Nearest Residual Hydrant: 2946 Carmine St.
 Test Date: 8/1/2017 Test Time: 1040
 Testing Personnel: KA, NB, LE, NT
 Pressure Zone: 4880 Main Size: 6"
 Comments: _____

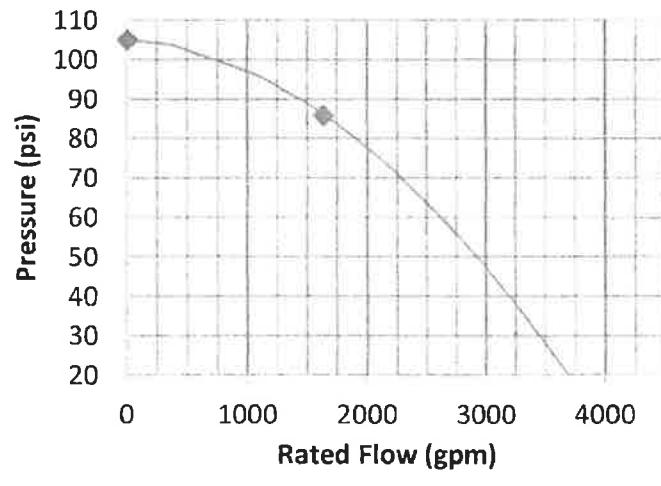
Test Results:

Residual Hydrant		Flow Hydrant(s)					
Static:	105 psi		Hydrant Tester	Pitot Pressure (psi)	Discharge Diameter (in)	Outlet Coeff. (c)	Pitot Flow (gpm)
Residual:	86 psi			29	2	1.307	840
Pressure Drop:	19 psi	Flow 1	HM1	26	2	1.307	795
	18 %	Flow 2	HM2				
		Flow 3					
							Total 1636

Area Map



Rated Flow



Rated Pressure (for Rated Capacity Calculation)

20 psi

Rated Capacity at 20 psi residual pressure.

3,700 gpm

Based on NFPA 291 - 2016 Edition and APWA Manual 17 - Fourth Edition

Pursuant to NFPA 291, fire flow test data over five years old should not be used.

Hydrant OBJECTID: 3356

Data Sheet File Name: Sneddon-Carmine.pdf

FD Runbook Page: 242X00

Fire Flow Test Data Sheet

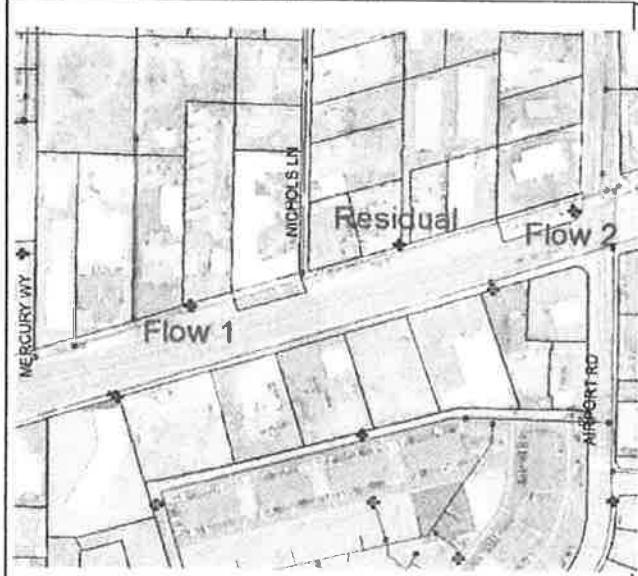


Location of Test (Street and Cross Street): Nichols Ln-Highway 50
 Address Nearest Residual Hydrant: 2990 Highway 50 East.
 Test Date: 8/1/2017 Test Time: 1007
 Testing Personnel: KA, NB, LE, NT
 Pressure Zone: 4880 Main Size: 12"
 Comments: _____

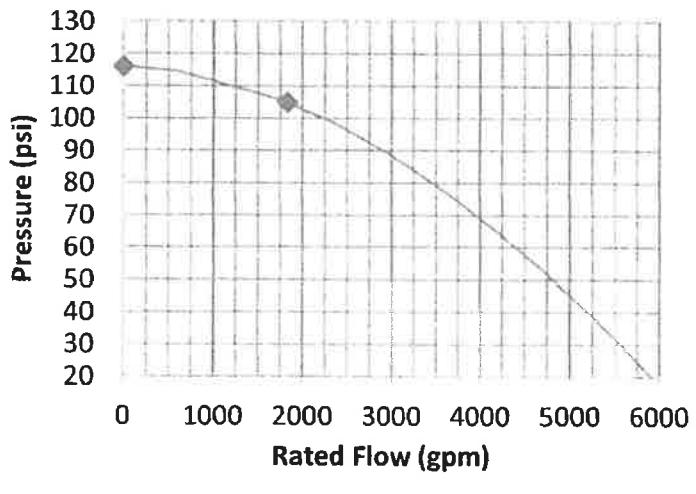
Test Results:

Residual Hydrant		Flow Hydrant(s)					
Static:	116 psi		Hydrant Tester	Pitot Pressure (psi)	Discharge Diameter (in)	Outlet Coeff. (c)	Pitot Flow (gpm)
Residual:	105 psi			34	2	1.307	910
Pressure Drop:	11 psi	Flow 1	HM1	35	2	1.307	923
	9 %	Flow 2	HM2				
		Flow 3					
							Total <u>1833</u>

Area Map



Rated Flow



Rated Pressure (for Rated Capacity Calculation) 20 psi

Rated Capacity at 20 psi residual pressure. 5,900 gpm

Based on NFPA 291 - 2016 Edition and APWA Manual 17 - Fourth Edition

Pursuant to NFPA 291, fire flow test data over five years old should not be used.

Hydrant OBJECTID: 509

Data Sheet File Name: Nichols-HWY50-2.pdf

FD Runbook Page: 247X00

the minimum requirements for new construction and which are necessary to provide accessibility.

TENT. A structure, enclosure or shelter, with or without sidewalls or drops, constructed of fabric or pliable material supported in any manner except by air or the contents it protects.

[E] THERMAL ISOLATION. A separation of conditioned spaces, between a *sunroom* and a *dwelling unit*, consisting of existing or new walls, doors or windows.

THERMOPLASTIC MATERIAL. A plastic material that is capable of being repeatedly softened by increase of temperature and hardened by decrease of temperature.

THERMOSETTING MATERIAL. A plastic material that is capable of being changed into a substantially nonreformable product when cured.

THIN-BED MORTAR. Mortar for use in construction of AAC unit masonry with joints 0.06 inch (1.5 mm) or less.

THROUGH PENETRATION. A breach in both sides of a floor, floor-ceiling or wall assembly to accommodate an item passing through the breaches.

THROUGH-PENETRATION FIRESTOP SYSTEM. An assemblage consisting of a fire-resistance-rated floor, floor-ceiling, or wall assembly, one or more penetrating items passing through the breaches in both sides of the assembly and the materials or devices, or both, installed to resist the spread of fire through the assembly for a prescribed period of time.

TIE-DOWN (HOLD-DOWN). A device used to resist uplift of the chords of *shear walls*.

TIE, WALL. Metal connector that connects *wythes* of masonry walls together.

TILE, STRUCTURAL CLAY. A hollow *masonry unit* composed of burned clay, shale, fire clay or mixture thereof, and having parallel *cells*.

[F] TIRES, BULK STORAGE OF. Storage of tires where the area available for storage exceeds 20,000 cubic feet (566 m³).

[A] TOWNHOUSE. A single-family *dwelling unit* constructed in a group of three or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

[F] TOXIC. A chemical falling within any of the following categories:

1. A chemical that has a median lethal dose (LD₅₀) of more than 50 milligrams per kilogram, but not more than 500 milligrams per kilogram of body weight when administered orally to albino rats weighing between 200 and 300 grams each.
2. A chemical that has a median lethal dose (LD₅₀) of more than 200 milligrams per kilogram, but not more than 1,000 milligrams per kilogram of body weight when administered by continuous contact for 24 hours (or less if death occurs within 24 hours) with the bare skin of albino rabbits weighing between 2 and 3 kilograms each.

3. A chemical that has a median lethal concentration (LC₅₀) in air of more than 200 parts per million, but not more than 2,000 parts per million by volume of gas or vapor, or more than 2 milligrams per liter but not more than 20 milligrams per liter of mist, fume or dust, when administered by continuous inhalation for 1 hour (or less if death occurs within 1 hour) to albino rats weighing between 200 and 300 grams each.

TRANSIENT. Occupancy of a *dwelling unit* or *sleeping unit* for not more than 30 days.

TRANSIENT AIRCRAFT. Aircraft based at another location and that is at the transient location for not more than 90 days.

TREATED WOOD. Wood and wood-based materials that use vacuum-pressure impregnation processes to enhance fire retardant or preservative properties.

Fire-retardant-treated wood. Pressure-treated lumber and plywood that exhibit reduced surface-burning characteristics and resist propagation of fire.

Preservative-treated wood. Pressure-treated wood products that exhibit reduced susceptibility to damage by fungi, insects or marine borers.

TRIM. Picture molds, chair rails, baseboards, *handrails*, door and window frames and similar decorative or protective materials used in fixed applications.

[F] TROUBLE SIGNAL. A signal initiated by the *fire alarm system* or device indicative of a fault in a monitored circuit or component.

TUBULAR DAYLIGHTING DEVICE (TDD). A non-operable fenestration unit primarily designed to transmit daylight from a roof surface to an interior ceiling via a tubular conduit. The basic unit consists of an exterior glazed weathering surface, a light-transmitting tube with a reflective interior surface, and an interior-sealing device such as a translucent ceiling panel. The unit can be factory assembled, or field-assembled from a manufactured kit.

24-HOUR CARE. See "24-hour care" located preceding "AAC masonry."

TYPE A UNIT. A *dwelling unit* or *sleeping unit* designed and constructed for accessibility in accordance with this code and the provisions for *Type A units* in ICC A117.1.

TYPE B UNIT. A *dwelling unit* or *sleeping unit* designed and constructed for accessibility in accordance with this code and the provisions for *Type B units* in ICC A117.1, consistent with the design and construction requirements of the federal Fair Housing Act.

UNDERLAYMENT. One or more layers of felt, sheathing paper, nonbituminous saturated felt or other *approved* material over which a steep-slope *roof covering* is applied.

UNIT SKYLIGHT. See "Skylight, unit."

[F] UNSTABLE (REACTIVE) MATERIAL. A material, other than an explosive, which in the pure state or as commercially produced, will vigorously polymerize, decompose, condense or become self-reactive and undergo other violent chemical changes, including *explosion*, when exposed to

APN# : 008-161-11
RPTT: \$507.00

Recording Requested By:
Western Title Company
Escrow No.: 090005-ARJ

When Recorded Mail To:
1770 Nichols Lane, LLC
P.O. Box 14481
So. Lake Tahoe, CA 96151

Mail Tax Statements to: (deeds only)
Same as Above

RECORDED AT THE REQUEST OF
ETRICO, LLC
08/10/2017 03:08PM
FILE NO.477576
SUSAN MERRIWETHER
CARSON CITY RECORDER
FEE \$18.00 DEP JLI

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Anu Jansse

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

477576

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dan McCraw, an unmarried man, John D. Lowe, a married man and Dane F. Purcell, a married man, all together as joint tenants with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

1770 Nichols Lane, LLC, a Colorado limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Carson City State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/02/2017

Dan McCraw
Dan McCraw

John D. Lowe
John D. Lowe

Dane F. Purcell
Dane F. Purcell

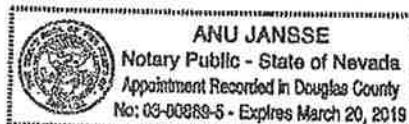
STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on

8/21/14

By Dan McCraw, John D. Lowe and Dane F. Purcell.

Anu Jansse
Notary Public



STATE OF NEVADA

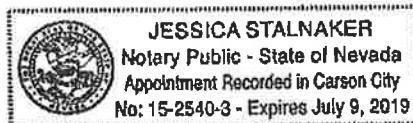
COUNTY OF Carson City

} s.s.

This instrument was acknowledged before me on

August 3, 2017,
by Dan McCraw

Jessica Stalnaker
Notary Public



477876

EXHIBIT "A"

All that certain real property situate in the Carson City, State of Nevada, described as follows:

A portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, Township 15 North, Range 20 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southeast corner of said Section 9, Township 15 North, Range 20 East, M.D.B. & M.; thence North $28^{\circ} 29'$ West a distance of 1,746.5 feet to a point on the Northerly right of way line of U.S. Highway 50; thence along property lines North a distance of 452.35 feet to an iron fence post and East 100.00 feet to the True Point of Beginning, a fence corner; thence front True Point of Beginning East, a distance of 150.00 feet along line of fence; thence South 102.61 feet; thence along line of fence West, a distance of 150.00 feet to fence corner; thence North 102.61 feet along fence line to Point of Beginning.

EXCEPTING THEREFROM all that portion of said land as described in dedication to Carson City, a Political Subdivision of the State of Nevada for public purposes, recorded in the office of the County Recorder of Carson City, State of Nevada, March 3, 1987, as Document No. 55624, more particularly described as follows:

A strip of land 21 feet in width located and bounded as follows:

Commencing at the East $\frac{1}{4}$ corner of aforementioned Section 9; thence South $89^{\circ} 52' 22''$ West 583.58 feet to the True Point of Beginning; thence South 1,037.69 feet to a point on the Northerly right of way line of U.S. 50; thence South $71^{\circ} 36'$ West along said right of way line 22.16 feet; thence North 1,044.64 feet to a point of the North line of the Southeast $\frac{1}{4}$ of Section 9; thence North $89^{\circ} 53' 22''$ East along said North line of Section 9, 21.00 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grain, Bargain, Sale Deed recorded in the office of the County Recorder of Carson City County, Nevada on March 4, 2016, as Document No. 462393 of Official Records.

**Assessor's Parcel Number(s):
008-161-11**



CARSON CITY

Capital of Nevada

[Treasurer Home](#)

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Secured Tax Billing & Payment History

Parcel Number: 008-161-11 Current Owner: MC CRAW, DAN & LOWE, J & ET AL
Property Location: 1770 NICHOLS LN

where 2014 means 2013-14

Type	Tax Rate & Cap or Pmt Method	Billed to / Payer Name / Remark	Date	Amount	Balance
Payment	Check	REYNOLDS, MICHAEL L	08/21/15	76.90-	228.00
Payment	Check	REYNOLDS, MICHAEL L	10/14/15	76.00-	152.00
Payment	Check	REYNOLDS, MICHAEL L	01/08/16	76.00-	76.00
Payment	Check	FIRST CENTENNIAL-REYNOLDS/MCCR	03/08/16	76.00-	.00
2016-17 Bill	3.5200 .2%	MC CRAW, DAN & LOWE, J & ET AL	07/11/16	306.43	306.43
Penalty		Instmnt 1 Penalty for 2016-17	08/26/16	3.14	309.57
Penalty		Instmnt 2 Penalty for 2016-17	10/14/16	7.72	317.29
Penalty		Instmnt 3 Penalty for 2016-17	01/17/17	13.83	331.12
Penalty		Instmnt 4 Penalty for 2016-17	03/17/17	21.45	352.57
Penalty		Delinquent Notification Costs	03/22/17	2.00	354.57
Penalty		Publication Cost for Delinqnct	05/01/17	5.00	359.57
Interest		Monthly Interest	06/01/17	2.55	362.12
Interest		Monthly Interest	07/03/17	2.55	364.67
2017-18 Bill	3.5700 2.6%	MC CRAW, DAN & LOWE, J & ET AL	07/12/17	313.65	678.32
Interest		Monthly Interest	08/02/17	2.55	680.87
Payment	Check	WESTERN TITLE COMPANY	08/14/17	446.87-	234.00
					Bottom

[Page Up](#)

[Page Down](#)



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-161-11

Property Location: 1770 NICHOLS LN
Billed to: MC CRAW, DAN & LOWE, J & ET AL
124 E JOHN ST
CARSON CITY, NV 89701-0000

Tax Year: 2017-18
Roll #: 011216
District: 2.4
Tax Service:
Land Use Code: 280

[Code Table](#)

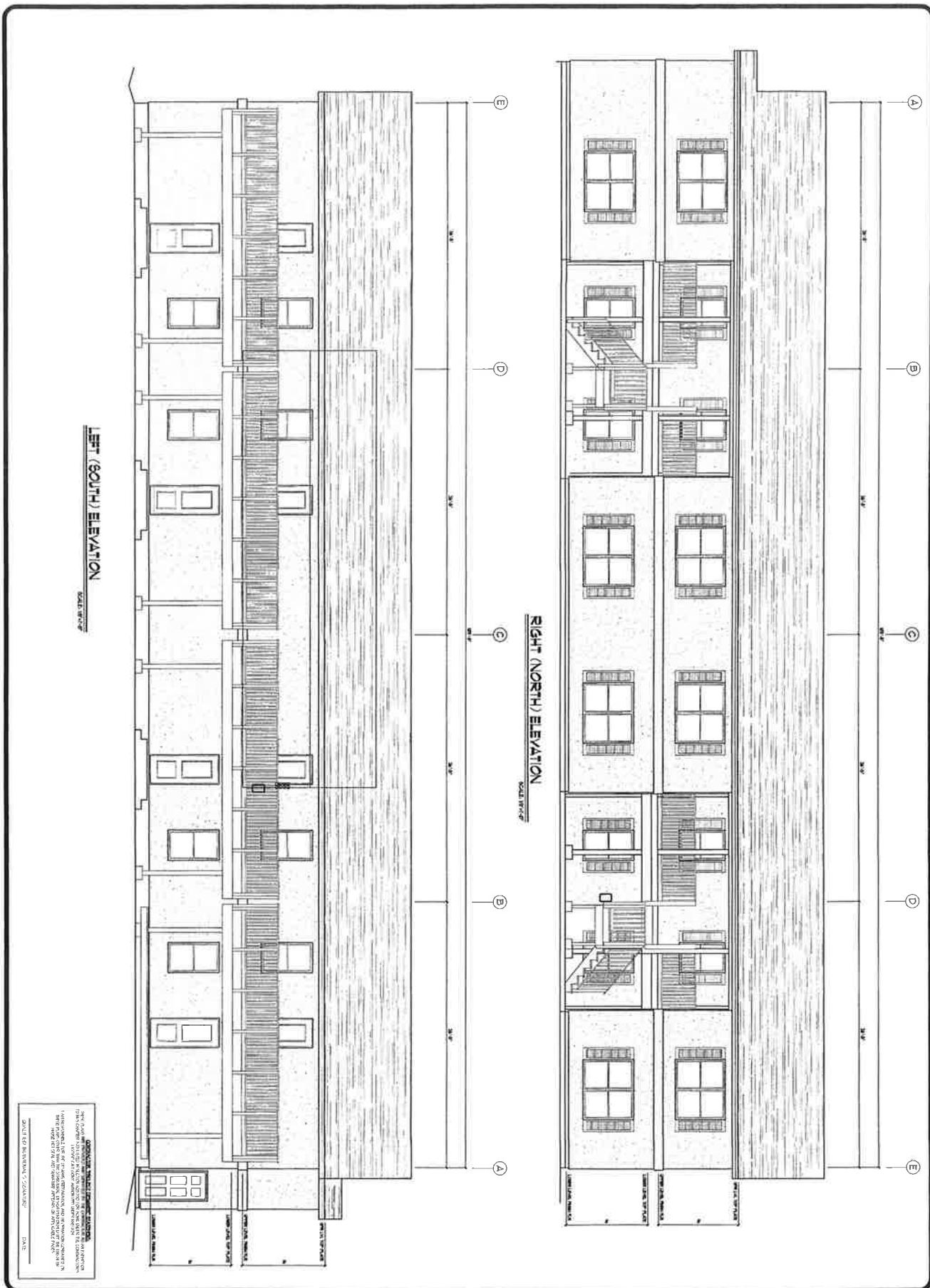
Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
2016-17	306.43	60.79	367.22	367.22	.00
<hr/>					
Current Year					
08/21/17	79.65		79.65	79.65	.00
10/02/17	78.00		78.00	.00	78.00
01/01/18	78.00		78.00	.00	156.00
03/05/18	78.00		78.00	.00	234.00
Totals:	313.65	.00	313.65	79.65	

[History](#)

Additional Information

	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Rate	3.5700	3.5200	3.5200	3.5400	3.5600
Tax Cap Percent	.2	.2	.3	.3	.4
Abatement Amount	160.05	100.17	27.35		



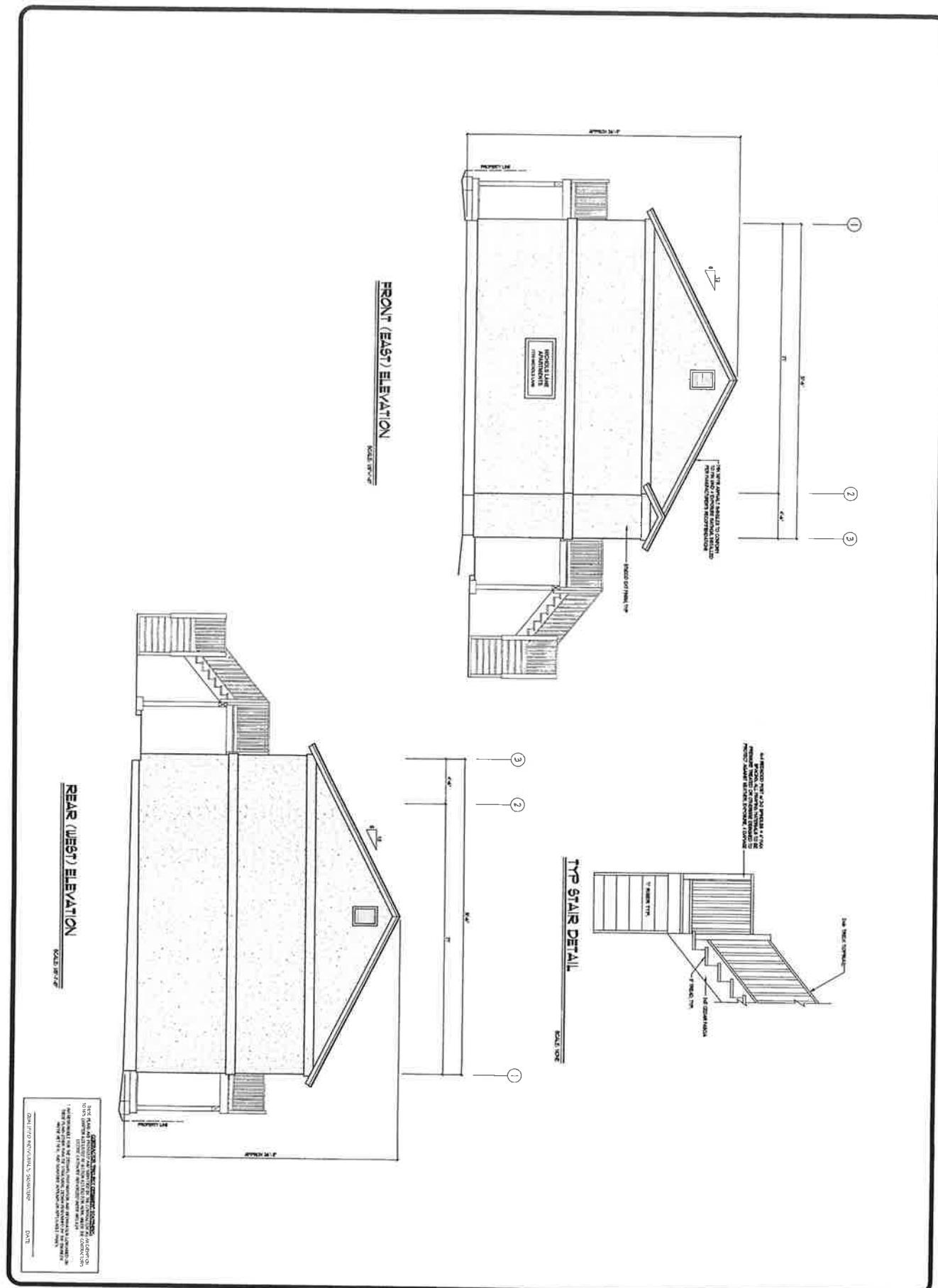
A.I.1

WEST RIDGE HOMES INC.

(775) 782-2884 610 Dark Horse Court
Gardnerville, NV 89410 Nev. Lic. # 0025326 Limit \$2,000,000

EXTERIOR ELEVATIONS

NICHOLS LANE APARTMENTS
8-PLEX APARTMENT BUILDING
1770 NICHOLS LANE
CARSON CITY, NV 89703
APN: 008-161-11
LOT SIZE: 0.334 = 14,354sf



A1.2

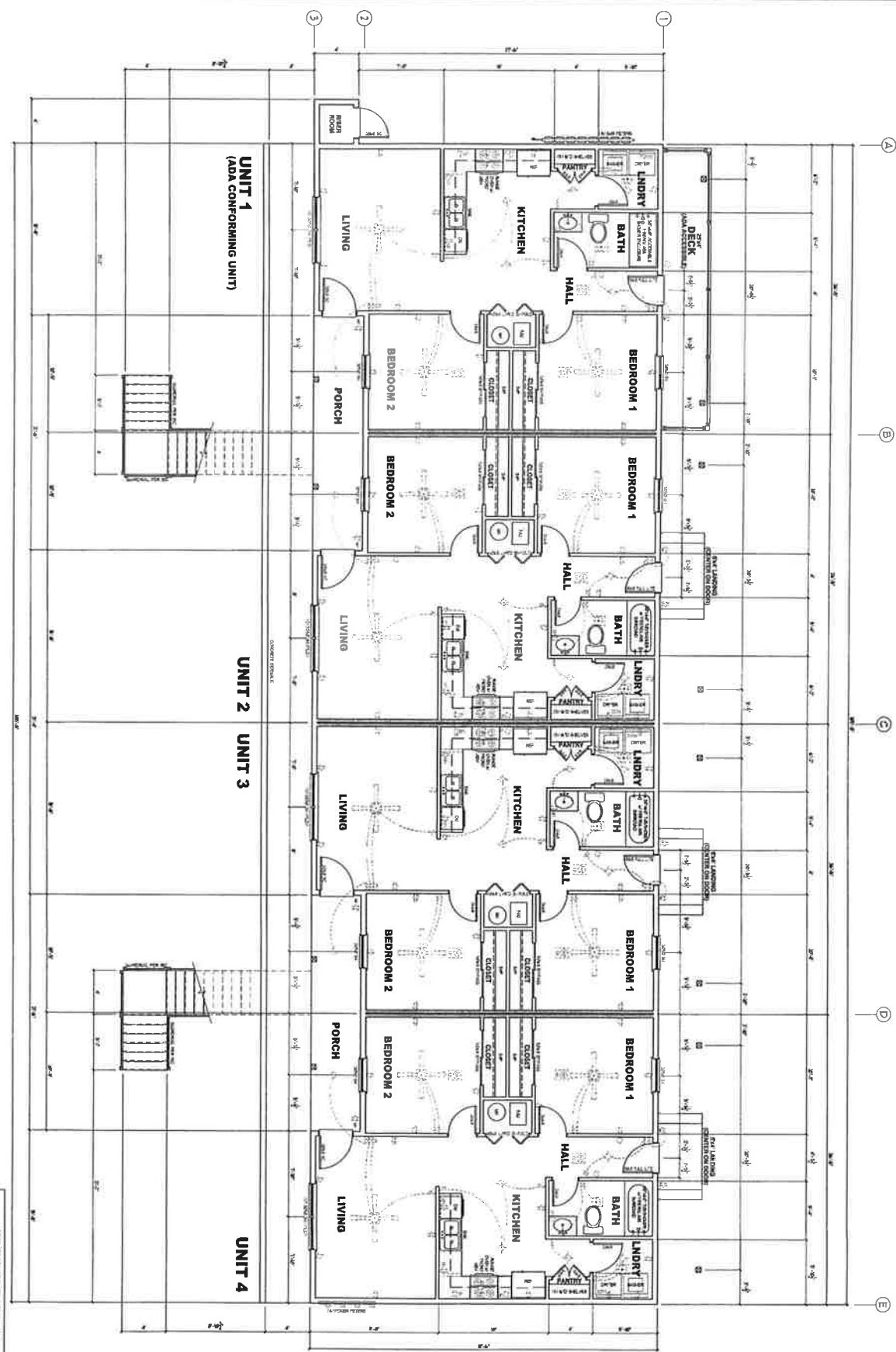
DRAWN BY:	checked by:
P.B.	P.B.
PLAT DATE: 08/17/2017	SCALE: 1/8" = 1'-0"
JOHN NUSHEK	WHL-2017-19
SHEET	

WEST RIDGE HOMES INC.
610 Dark Horse Court
Gardnerville, NV 89410
Nev. Lic. # 0025326
(775) 782-2884
Limit \$2,000,000

EXTERIOR ELEVATIONS

NICHOLS LANE APARTMENTS
8-PLEX APARTMENT BUILDING
170 NICHOLS LANE
CARSON CITY, NV 89703
APN: 008-161-11
LOT SIZE: 0.37Ac - 14,375sf

LOWER LVL. LIVING AREA	1150sf
UPPER LVL. LIVING AREA	1150sf
TOP LVL. LIVING AREA	1150sf
LOWER LVL. CVERD PORCH	1150sf
UPPER LVL. CVERD PORCH	1150sf
2ND FLOOR BATH	100sf
UPP LVL. BALCONY AREA	400sf



2020

ARE TOTAL, FULL BUILDING VALUE
AREAS PER UNIT ARE AS FOLLOWS:
LIVING: 784 SQ. FT.
PORCH: 48 SQ. FT.

1. **INTER-COUNTRY** (1970-1974) **INTER-COUNTRY** (1975-1979) **INTER-COUNTRY** (1980-1984)
INTER-COUNTRY (1985-1989) **INTER-COUNTRY** (1990-1994)
INTER-COUNTRY (1995-1999) **INTER-COUNTRY** (2000-2004)
INTER-COUNTRY (2005-2009) **INTER-COUNTRY** (2010-2014)
INTER-COUNTRY (2015-2019) **INTER-COUNTRY** (2020-2024)

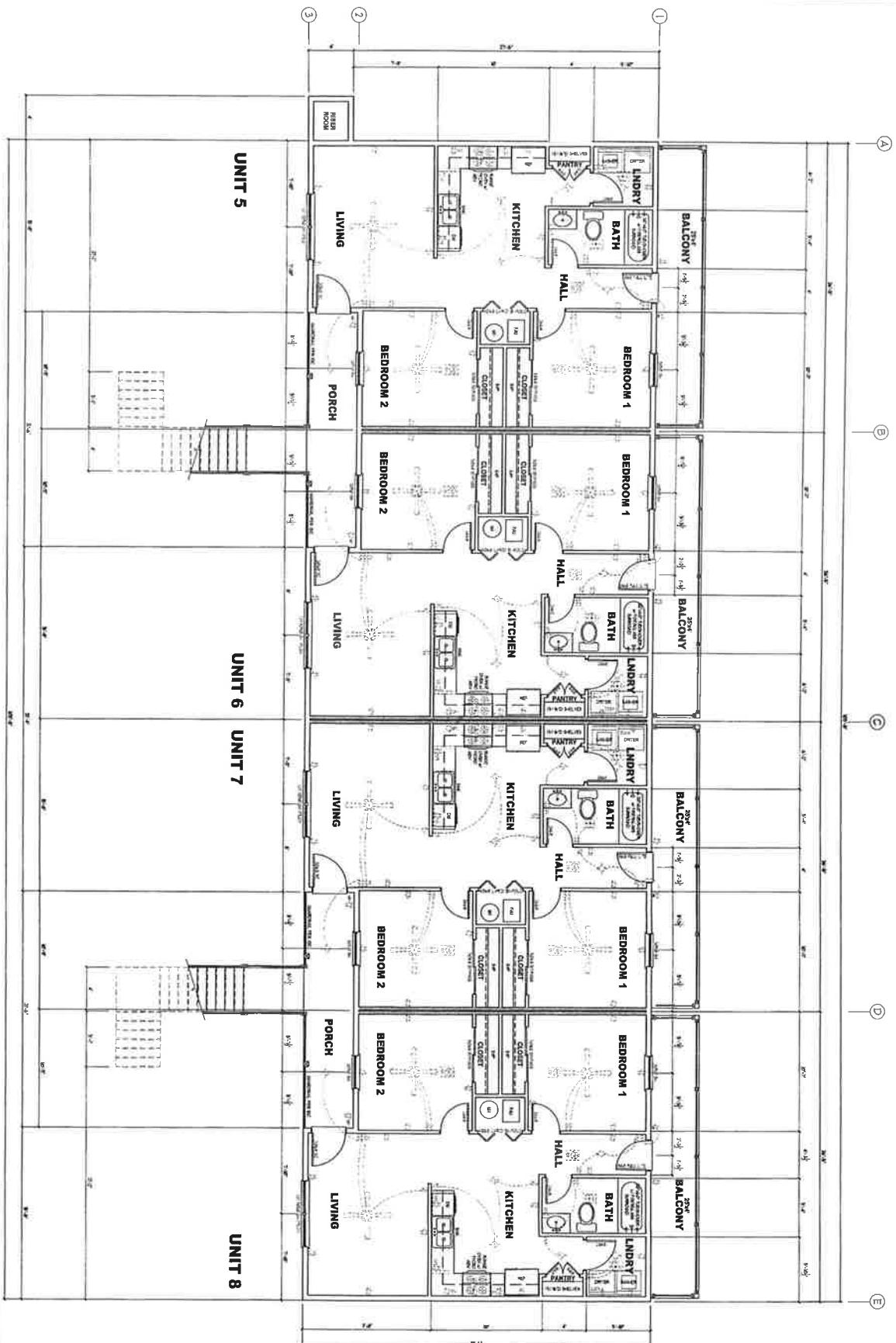
A2.1

WEST RIDGE HOMES INC.
610 Dark Horse Court
Gardinerville, NV 89410
Nev. Lic. # 025326 Limit \$2,000,000
(775) 782-2884

LWR LVL ARCH FLOOR

NICHOLS LANE APARTMENTS
E-PLEX APARTMENT BUILDING
1710 NICHOLS LANE
SUITE 100, APT 101, 89970
APN: 005-161-1
LOT SIZE: 0.33A- 14,375sf

LOWER LVL LIVING AREA: 3135sf
UPPER LVL LIVING AREA: 3135sf
TOTAL LIVING AREA: 6270sf
LOWER LVL CVD PORCH: 194sf
UPPER LVL CVD PORCH: 194sf
UPPER LVL BALCONY AREA: 400sf



A2.2